



**114 Greenwood Bend
Rural Mackenzie County, Alberta**

MLS # A2282316



\$920,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,542 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	3.16 Acres		
Lot Feat:	Back Yard, Cleared, Few Trees, Front Yard, Garden, Lawn, Low Maintenance		

Heating:	Central	Water:	Cistern
Floors:	Vinyl	Sewer:	Septic Field
Roof:	Shingle	Condo Fee:	-
Basement:	None	LLD:	13-106-15-W5
Exterior:	Concrete, Vinyl Siding	Zoning:	RC4
Foundation:	ICF Block	Utilities:	-
Features:	High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: shed (behind house)

Experience country living at its finest with this exceptional 3.16-acre property, featuring a 2,374 sq. ft. residence paired with a premium heated shop. The home showcases thoughtful design and high-end finishes throughout, including a spacious primary suite with a luxurious ensuite, generator backup for peace of mind, central A/C, and a covered deck ideal for relaxing or entertaining. An oversized garage adds convenience, while a dedicated playroom provides space for family or guests. Outdoors, the property offers a partially fenced yard for privacy, a large gravel pad, and room for pasture or horses, creating endless possibilities. The impressive shop is designed with in-floor heating across three zones, ensuring year-round comfort, and includes a well-equipped workshop, bathroom, and extensive storage space. Every detail has been carefully considered, offering both functionality and elegance in a setting that balances rural tranquility with modern comfort.